

Richard Turner & Son

007

AUCTIONEERS
VALUERS & ESTATE AGENTS

By direction of Mr. & Mrs. J.H. Morphet.

5/7/1988

S H A W S F A R M



SELSIDE, HORTON-IN-RIBBLESDALE.

Attractive farmhouse, traditional and modern range of buildings together with 516.689 acres of meadow and pasture land.

FOR SALE BY PUBLIC AUCTION in one or more lots (subject to conditions and unless sold privately) in the Falcon Manor Hotel, Settle at 7.30 p.m. on Tuesday 5th July 1988.

AUCTIONEERS:
RICHARD TURNER & SON,
Royal Oak Chambers,
Main Street,
Bentham.
Nr. Lancaster.
Tel: (05242 61444.

SOLICITORS:
DEREK. M. JORDAN,
Chapel Street,
Settle.
N. Yorks.
BD24 9HT
Tel: (07292) 3589.

Waddington Road
CLITHEROE
Tel: 22369

312 Lancaster Road
TORRISHOLME
Morecambe 421721

Royal Oak Chambers
BENTHAM
Tel: 61444

45 Allhallows Lane
KENDAL
Tel: 23558

Church Street
SETTLE
Tel: 3674

Situation

The farm is in the hamlet of Selside in the centre of the beautiful Three Peaks area of the National Park, an area of outstanding beauty. Being 3 miles to the North of the Village of Horton-in-Ribblesdale with the market town of Settle and the A65 trunk road a further 6 miles. The market town of Hawes is 12 miles North East and Ingleton 9 miles North West with M6 motorway junction 34 a further 13 miles.

Description

Shaws Farm is a most productive upland farm and capable of finishing stock on the lower ground. The land is well served by public and private roads making most of the farm easily accessible. The majority of the field boundaries are of stone walls being of limestone. There is a good natural water supply to the fields. The sale of Shaws Farm offers the rare opportunity to purchase a renowned stock rearing farm.

Viewing

The land may be viewed at any reasonable daylight hour on production of these descriptive sales particulars whilst the house and buildings may be inspected strictly by appointment with the Vendors (Mr. & Mrs. Morphet Tel: (07296) 248).

Less Favoured Area Status

The land lies between 800 and 1000 feet above sea level and is within the Less Favoured Area being eligible for full hill compensatory allowances and subsidies.

SUMMARY OF LOTS

LOT 1	The Shaws	1.85
LOT 2	Foss Barn, New Closes and meadow land	37.13
LOT 3	Crooked Dike Barn and Meadow	12.33
LOT 4	Meadow and pasture land	56.27
LOT 5	Wrays Barn, meadow and pasture land	41.12
LOT 6	Meadow	10.470
LOT 7	Pasture Land	48.292
LOT 8	Selside Moss and Pasture land	147.449
LOT 9	Shaws Low Barn & croft, Meadow Land	7.280
LOT 10	Far Moor and pasture	97.863
LOT 11	Colt Park Pasture	26.275
LOT 12	Selside Shaw pasture	30.360
		<u>516.689</u>

£ 92,000

LOT 1
(Edged red on plan)

The exclusive residence known as The Shaws together with 1.85 acres or thereabouts. This beautiful old detached residence is a grade 2 listed building with date stone 1738 and built of stone with slate roof. Mullion and leaded windows and oak beamed interior with oak staircase make this lovely old house very exclusive and desirable. There is oil fired central heating throughout the main house and electric night store heating in the annex which has been let for a week end cottage but can be very easily converted back into one enlarged house.

Accommodation:-

Ground Floor:

ENTRANCE HALL	Feature oak staircase.
LOUNGE	with open fire exposed oak beams and oak wall cupboards.
LIVING KITCHEN	with Rayburn Royal oil fired cooker, double drain sink unit, electric cooker point and wall cupboards.
BACK KITCHEN	with sink unit and wall cupboards.
PANTRY	stone keeping shelves.
GARAGE AND COALS	Direct access from Kitchen; two 300 gallon oil storage tanks and part loft over lending itself ideally to the enlargement of the first floor.
First Floor:	
MASTER BEDROOM	with fitted wardrobe.
BEDROOM 2	with cylinder airing cupboard and immersion heater.
BEDROOM 3	
BATHROOM	Three piece modern suite.
SMALL STORE ROOM	being walled up passage to annex.

ANNEX

Ground Floor:

KITCHEN	sink unit, wall cupboards, electric cooker point and meter cupboard for both houses.
BATHROOM	modern three piece suite.
LIVING ROOM	open fire, exposed oak beams and modern staircase.
First Floor:	
2 BEDROOMS	

Outside: Conveniently sized front garden and very sheltered, secluded garden to the rear with part flagged, part gravel and raised lawn area including stone built shed. There is a small paddock to the rear and it extends in all to 1.85 acres or thereabouts viz:

	O.S. No.	Schedule	Area
	4559		1.70
pt	4264		.15 est.
			<u>1.85</u> acres

SERVICES: Mains electric. Private water supply, see special conditions of sale. Telephone installed. Drainage to joint septic tank in O.S. 4867, see special conditions of sale.

RATES: Net Rateable Value £230 Rates Payable £554.30

£50,000

LOT 2
(Edged blue on plan)

FOSS BARN: A stone built, slate roof barn used as calf creep and hay store. 36' x 63' steel portal frame, asbestos clad store 18' to eaves. Asbestos on wood cubicle cow house for 32 with feed passage. Asbestos clad feed passage and covered yard. Corrugated metal clad cubicle cow house for 40. Concrete base open silo 42' x 60' with wood on metal sides. Concrete block wall manure store.

NEW CLOSE: A stone built out barn in good condition used as store and loose house. Together with 37.13 acres or thereabouts of some of the best meadow land in the dale viz:

		<u>Schedule</u>	
<u>O.S. No.</u>		<u>Area</u>	
	5869	Yard and buildings	.88 est
pt	7360	Lane	.22 est
	6659	Meadow	5.36
	7569	Meadow	4.88
	7378	Meadow	3.00
	8865	Meadow	9.06
	9600	Meadow	13.73
			<u>37.13</u> acres est.

Water: There is a good natural supply with right to maintain supply pipe laid up the stream bed.

Note: A right of way for all agricultural purposes is reserved over Back Lane O.S. 5869 and 7360 for the benefits of lots 3, 4 and 5.

£16,000

LOT 3
(Edged green on Plan)

Crooked Dike Barn: A stone built barn in very good condition used for loose housing and shippon for 8, together with 12.33 acres or thereabouts of very good meadow and pasture viz:

		<u>Schedule</u>	
<u>O.S. No.</u>		<u>Area</u>	
pt	7360	Lane	0.06
	8650	Barn and yard	.22
	9354	Meadow	3.55
	7745	Meadow	8.50
			<u>12.33</u>

Water: There is a good natural water supply.

Note: There is good access under the railway from the main road to O.S. 7745 and access over Back Lane. A right of way is reserved for all agricultural purposes over the part of Back Lane included in this Lot for the benefit of Lots 4 and 5.

£28,000 With

LOT 4
(Edged yellow on Plan)

56.27 acres or thereabouts of very good meadow and low lying riverside pasture viz:

		<u>Schedule</u>	
<u>O.S. No.</u>		<u>Area</u>	
	0546	Meadow	11.08
	2340	Meadow	5.24
	1761	Pasture	11.26
	4352	Pasture	16.69
	6055	Pasture	2.84
	4535	Pasture	5.26
pt	6057	Riverbed	1.28 est
	5759	Pasture	2.62
			<u>56.27</u>

Note: This lot is sold with the benefit of a right of way over Back Lane.

£40,000

LOT 5
(Edged brown on plan)

Wrays Barn: A stone built barn used as loose house with storage loft together with 41.12 acres or thereabouts of really good productive meadow and pasture viz:

		<u>Schedule</u>	
<u>O.S. No.</u>		<u>Area</u>	
	2418	Meadow	12.73
	1125	Meadow	7.34
	0006	Pasture	17.87
	7729	Pasture	1.28
	8814	Pasture	1.90
			<u>41.12</u> acres

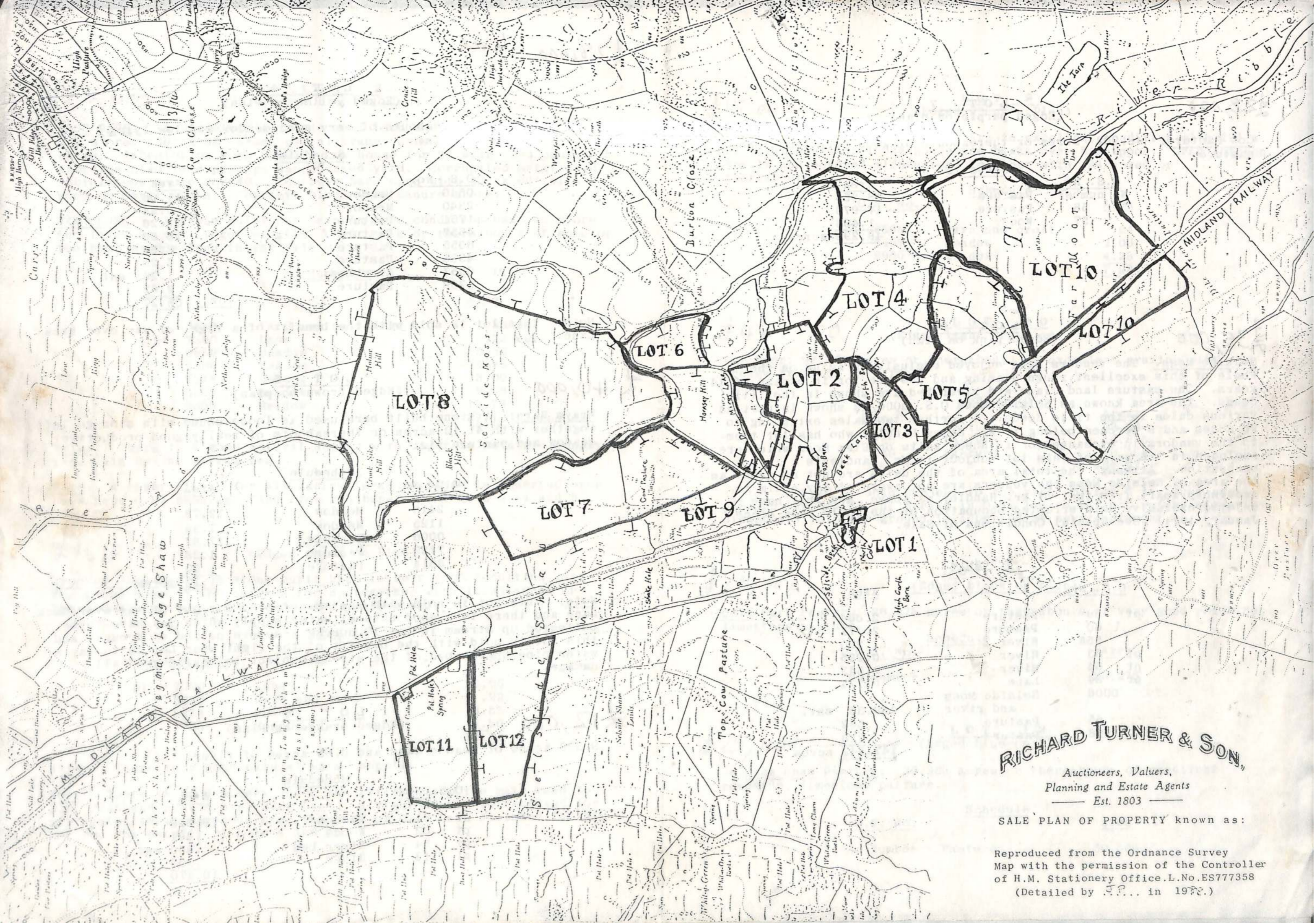
Note: This Lot is sold with the benefit of a right of way over Back Lane and there is a good natural water supply which may have to be collected up stream in Lot 10 during a severe period of drought and this Lot is sold with the benefit of the right over Lot 10 to lay a water pipe up the bed of the stream subject to making good all damage.

£12,000

LOT 6
(Edged orange on Plan)

9.329 acres of meadow land and 0.65 acres of river.

		<u>Schedule</u>	
<u>O.S. No.</u>		<u>Area</u>	
pt	61	Meadow	9.329
pt	62	Woods	.491
pt	54	River bed	.350 est
pt	112	River	.300
			<u>10.470</u>



RICHARD TURNER & SON,
 Auctioneers, Valuers,
 Planning and Estate Agents
 — Est. 1803 —

SALE PLAN OF PROPERTY known as:

Reproduced from the Ordnance Survey
 Map with the permission of the Controller
 of H.M. Stationery Office. L.No. ES777358
 (Detailed by J.P. in 1972.)

£28,000

LOT 7
(Edged purple on plan)

Cow Pasture: 48.292 acres or thereabouts of good part limestone pasture.

O.S. No.	Schedule	Area
No number	Pasture	28.855
58	Pasture	17.973
57	Wood	1.464
		<u>48.292</u> acres

£35,000

LOT 8
(Edged pink on Plan)

Selside Moss. The vendors have enjoyed exclusive grazing on the whole of this excellent rough grazing and pasture for in excess of 14 years. The pasture land, lane and river bed are shown in the title deeds. The area known as Selside Moss O.S. 0006 is shown in part as various dales in the title deeds. A further two dales extending to 26 acres and 9 perches belong to Mr. James Handley who has let them to the vendors in exchange for 10 sheep gaits on Blea Moor which are included in the sale of this lot subject to Mr. Handley's occupation. Although the total area of the dales are not as great as the area of Selside Moss the vendors are not aware of any claim to ownership apart from that of Mr. Handley as above, and they have enjoyed exclusive uninterrupted occupation of the whole area since January 1974. See Special Conditions of Sale.

O.S. No.	Schedule	Area
pt 59	Pasture	2.694
60	Pasture	2.771
55A	River	.290
pt 83	River	0.295
pt 54	River	0.543
pt 84	Lane	0.774
0006	Selside Moss and river	139.30 est.
55	Pasture	.562
56	Pasture	.220
		<u>147.449</u> acres

£15,000

LOT 9
(Edged grey on Plan)

Shaws Low Barn: A stone built barn in excellent condition with 19' x 27' slatted floor loose house and bawks over 8 shippon. Drag shippon for 12 and covered middenstead together with .94 acres or thereabouts.

O.S. No.	Schedule	Area
6895	Barn and croft	.94
7487	Meadow	2.06
8900	Meadow	4.28
		<u>7.28</u>

£42-000

LOT 10
(Edged light green on plan)

Far Moor: 97.863 acres or thereabouts of excellent grazing with access from the main road.

O.S. No.	Schedule	Area
149	Pasture	68.68
148	Pasture	18.615
146	Pasture	10.568
		<u>97.863</u>

Note: Lot 10 is sold subject to the right of Lot 5 laying a supply pipe up the bed of the stream in O.S. 146 to collect water before it disappears into the ground in a period of severe draught.

£25,000

LOT 11
(Edged black on plan)

Colt Park Pasture: 26.275 acres or thereabouts of very good roadside, limestone pasture.

O.S. No.	Schedule	Area
No number		26.275

£25,000

LOT 12
(Edged blue on Plan)

Selside Shaw Pasture: 30.360 acres or thereabouts of excellent roadside, limestone pasture.

O.S. No.	Schedule	Area
No number	Pasture	30.360

GENERAL REMARKS AND STIPULATIONS.

Local and Service Authorities.

Craven District Council, Granville Street, Skipton. 0756 2304
North Yorkshire County Council, County Hall, Northallerton. 0609 3131
North West Electricity Board, Hind Street, Burnley. 0282 25971
North West Water Authority, Stanley Street, Preston. 0772 51281

Particulars.

The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract, and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make, nor give, and neither RICHARD TURNER & SON, nor any person in their employment has any authority to make or give any warranty as to the land and property.

Sales Particulars and Plans.

The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the Auctioneers. Such plan and quantities, and these particulars are believed to be correct, but, any error or omission or mis-statement shall not annul the Sale nor entitle either party to compensation, or in any circumstances give ground for any action at Law.

Tenure and Possession.

The land and buildings are freehold and vacant possession will be given on completion or earlier by arrangement.

Sporting.

The sporting rights are in hand and are included in the sale.

Timber and Wood.

All growing timber and fallen timber are included in the sale.

Town Planning and Local Land Charges.

So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts, and the Vendor shall not be required to give any further information in regard to the Town and Country Planning.

The property is sold subject to:

- a) all local and land charges and any requirements enforceable by any local or other Public Authority.
- b) all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority, and the Purchaser shall not be entitled to any compensation, indemnity or right of rescission in respect thereof.

Rights and Easements.

The property is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights.

Overhead Electricity and Telephone Lines and Underground Cables.

The purchaser of the property shall take it subject to such wayleaves as affects the same, and shall be responsible to notify the appropriate Authority of his interest.

Disputes.

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the Particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, whose decision shall be final and binding on the parties in dispute.

Fences.

The purchaser of each lot will be required to maintain in stockproof condition the fences marked with a "T" on the side of the fence to which it belongs. Where there is no fence built or existing, or, where the existing fence is not in reasonable repair, then the Purchaser of the Lot with "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition. The responsibility of fencing of the original boundary of the land has been marked according to the best knowledge of the Vendor, but it is in no way guaranteed, and intending purchasers should make their own enquiries. Any discrepancy in this respect shall not annul the sale nor give rise to any claim for compensation whatsoever.

Fixtures and Fittings.

All the fixtures and fittings are excluded from the sale, unless they are expressly stated as being included.

Unsold Lots.

In the event of any Lots remaining unsold the Vendor shall be entitled to exercise any rights or other matters over Lots reserved in the Particulars, Stipulations or Conditions of Sale and shall hold Subject to any such rights granted in favour of the Purchaser of any other Lots.

Conditions of Sale.

The Conditions of Sale WILL NOT be read out at the Auction Sale, but a copy thereof will be available for inspection at the offices of the Vendors solicitors during normal hours for 14 days prior to the date of the Auction Sale.

Farming Live & Dead Stock Sales are provisionally fixed for 12th August (cattle) and 16th September (sheep & machinery) and the Vendors reserve the right to hold these sales upon the premises at any time prior to completion without being responsible for any damage which may be caused.

Order of Sale and Mode of OFFERING the Vendors reserve the right to sell the whole estate or any lot or part of it before the auction, to alter the order of the sale, to amalgamate or divide lots or withdraw the whole or any lot or lots without declaring the reserve price. It is however anticipated that the property will be offered in lots as catalogued.

MISREPRESENTATION ACT, 1967

Richard Turner and Son (Bentham) for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

These particulars do not constitute, nor constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Richard Turner and Son (Bentham) or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Richard Turner and Son (Bentham) nor any person in their employment has any authority to make or to give any representation or warranty whatever in relation to this property.